

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, January 14, 2020 at 6:00 p.m. at the Manteo Town Hall, 407 Budleigh Street

The following members were present:

Chairman Hal Goodman
Member Fields Scarborough
Member Nicole Northrup
Vacant Seat

The following members were absent:

Member Bill Parker

Also present at the meeting:

James Ayers, Town Manager
Becky Breiholz, Town Clerk

Chairman Goodman called the meeting to order at 6:00 pm

SUBJECT: Adoption of Agenda as presented or amended

MOTION: Member Scarborough seconded by Member Northrup to adopt the agenda as presented was approved by the following vote: Ayes: Chairman Goodman, Members Northrup, Scarborough. Noes: None. Absent: Parker

SUBJECT: Approval of Minutes Regular Meeting December 10, 2019

MOTION: Member Northrup seconded by Member Scarborough to approve the minutes as presented was approved by the following vote: Ayes: Chairman Goodman, Members Northrup, Scarborough. Noes: None. Absent: Parker

PUBLIC COMMENTS

George Carver with the Dare County Minority Coalition and wanted to talk to the Board about rezoning a parcel of property located in Manteo by the CVS. There is the opportunity to purchase this property to provide affordable housing to the area. It is currently zoned for 6 units and would like them to consider increasing the density to 8 or 10 units. He handed out documents relating to the parcel, a draft Memorandum of Understanding and applying for low income tax credits. There is a deadline that must be met. Chairman Goodman thanked him and commented that there is a procedure that needs to be done, an application would need to be filled out so the next step would be to start on the paperwork.

NEW BUSINESS

SUBJECT: Presentation of NCGS 160 D-a video was shown giving an overview of the New Land Use Law for North Carolina and will clarify land regulations and

consolidates the County and Municipal zoning laws. It will clarify the terminology and procedures and does away with Conditional Use District Zoning. It has clarified general administrative authority, broadened the conflict of interest statements and changes to litigation fees which will need to be included in any local government that has zoning ordinances. All local governments must have a comprehensive plan in place if they are going to have zoning by July 2022. Updating of the ordinances will need to be done and will be effective in January 2021.

SUBJECT: Discussion of Zoning Ordinance regarding lot fill and building height. Chairman Goodman commented that we currently do not have an ordinance in place regarding lot fill and there have been concerns in Pirates Cove regarding fill being placed on a lot in Pirates Cove and water runoff onto others property. He would like the Board to investigate this and come up with something to recommend to the Commissioners to regulate lot fill.

The other issue is building height. Our current ordinance height is based on from the top plate to the ground which could cause a house roof to be built taller and block views. The County and other local governments are not like our ordinance and he would like the Board to research this and possibly be from the top ridge of the roof to the ground.

OLD BUSINESS:

SUBJECT: Update CVS Lighting Plan-Staff has received an updated lighting plan and they have corrected everything in accordance to our ordinance.

MOTION: Member Northrup seconded by Member Scarborough to approve the lighting plan as submitted and revised was approved by the following vote: Ayes: Chairman Goodman, Members Northrup, Scarborough. Noes: None. Absent: Parker.

BOARD COMMENTS

Member Northrup would like the Town to participate with the County and N.C. Department of Transportation on keeping the corridor from CVS to Pirates Cove clean.

MOTION: Member Scarborough seconded by Member Northrup to adjourn at 6:30 pm was approved by the following vote: Ayes: Chairman Goodman and Members Scarborough and Northrup. Noes: None. Absent: Parker.

This the 14th day of January 2020

Hal Goodman, Chairman

ATTEST:

Becky Breiholz, Town Clerk